



Date: 6th June, 2024

To,

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code: 533160	Scrip Symbol: DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir / Madam,

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

We would like to inform you that the Board of Directors at its meeting held today has approved the execution of a Share Purchase Agreement ("SPA") for the transfer/sale of its entire (i) 50 percent equity shareholding in Bamboo Hotel and Global Centre (Delhi) Private Limited ("BHGCPL"), (ii) 100 percent equity stake in Goan Hotels & Realty Private Limited ("GHRPL") to a wholly-owned subsidiary of the Company, Shiva Realtors Suburban Private Limited (being renamed as Advent Hotels International Pvt Ltd., SRSPL/Advent), on the terms and conditions as contained therein.

Since the sale of equity shares in BHGCPL and GHRPL by the Company is to a wholly-owned subsidiary viz. SRSPL/Advent, the status of BHGCPL and GHRPL as associate/wholly owned subsidiary of the Company will continue.

We enclose herewith the details as required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements), 2015 read with SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023 in **Annexure A**.

This is for your information and records.

Thanking you,

Yours faithfully,

**For Valor Estate Limited
(Formerly known as D B Realty Limited)**

**Jignesh Shah
Company Secretary**

VALOR ESTATE LIMITED

(Formerly known as D B Realty Limited)

Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706

Correspondence Add.: 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai – 400 051

Website: www.dbrealty.co.in Email: info@dbg.co.in Tel: 91-22-35201670

CIN:70200MH2007PLC166818



Details as required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements), 2015 read with SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023

Annexure A

The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year	(Rs in Lakhs)									
	Name of the Company	Relation with the Company	Turnover Year ended 31st March, 2024*	Net worth as on 31st March, 2024						
	Goan Hotels & Realty Private Limited	Wholly owned Subsidiary company	15612.57	(7204.47)						
	Bamboo Hotel And Global Centre (Delhi) Private Limited	Associate Company	78.28	7963.30						
	<p>Since the sale of equity shares in BHGCPL and GHRPL by the Company is to a wholly-owned subsidiary viz. SRSPL/Advent, the status of BHGCPL and GHRPL as associate/wholly owned subsidiary of the Company will continue.</p> <p>*The group has acquired the above three entities, which are engaged in the hospitality business, effective from September 30, 2023. Accordingly, the turnover or revenue or income for these entities are considered for the six-month period from September 30, 2023, to March 31, 2024.</p>									
Date on which the agreement for sale has been entered into	The Share Purchase Agreement (“SPA”) has been executed between the Company as Seller and Shiva Realtors Suburban Private Limited (being renamed as Advent Hotels International Private Limited, “Purchaser”, SRSPL/Advent), a wholly-owned subsidiary of the Company on 6 th June 2024.									
The expected date of completion of sale/disposal	Within 90 days or such other period as may be mutually extended by both Parties based on customary closing conditions, including obtaining necessary lender consents.									
Consideration received from such sale/disposal	<p>The consideration to be received from such sale will be as follows:</p> <table border="1"> <thead> <tr> <th>Name of the Company</th> <th>Rs in Lakhs</th> </tr> </thead> <tbody> <tr> <td>Goan Hotels & Realty Private Limited</td> <td>1,41,068</td> </tr> <tr> <td>Bamboo Hotel And Global Centre (Delhi) Private Limited</td> <td>60,888</td> </tr> </tbody> </table>				Name of the Company	Rs in Lakhs	Goan Hotels & Realty Private Limited	1,41,068	Bamboo Hotel And Global Centre (Delhi) Private Limited	60,888
Name of the Company	Rs in Lakhs									
Goan Hotels & Realty Private Limited	1,41,068									
Bamboo Hotel And Global Centre (Delhi) Private Limited	60,888									
Brief details of buyers and whether any of the buyers	The Purchaser was incorporated on 15 th November, 2006, with a registered office in Mumbai, and engaged in the business of real estate									

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<p>belong to the promoter/promoter group/group companies. If yes, details thereof</p>	<p>and hospitality. The Purchaser is a wholly-owned subsidiary of the Company and therefore the Purchaser does not belong to the promoter/ promoter group/group companies.</p>
<p>Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”</p>	<p>The above transaction between the Company and its wholly-owned subsidiary is a related party transaction. The transaction is at arm’s length as per the valuation report obtained from a Registered Valuer.</p>
<p>Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations</p>	<p>Not Applicable</p>
<p>Additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale</p>	<p>Not Applicable</p>

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